

Excerpts
Planning Commission Minutes
November 8, 2000

Application No. UP-563-00, Seaford Yacht Club: Request for an amendment to a conforming special use pursuant to Section 24.1-115(c)(4) and Section 24.1-115(d)(3) of the York County Zoning Ordinance to authorize an expansion of the Seaford Yacht Club located at 3108-A Goodwin Neck Road (Route 173), and further identified as Assessor's Parcel No. 25-(32)-B. The yacht club proposes to expand its existing meeting room, including handicapped access and expanded parking. The Comprehensive Plan designates this area for Low Density Residential Development.

Ms. Olivia Wilkinson, following a brief video, presented a summary of the staff memorandum to the Commission dated October 25, 2000, in which the staff recommended approval subject to conditions contained in Resolution PC00-29.

Mr. Shepperd asked about the "administrative" issue mentioned in the memorandum, and Ms. Wilkinson explained that the applicant has requested a deviation from the Zoning Ordinance requirement that parking lots be paved with asphalt, to permit the applicant to use a gravel parking lot, and added that the Zoning Administrator will decide during the site plan review process if that will be granted. Ms. Wilkinson further explained that the applicant has designed the proposed expansion to mitigate any impact on drainage by constructing the proposed addition on an existing concrete slab and a wood deck through which rainwater will flow. Stormwater management calculations will be submitted with the site plan, she said, and drainage impacts will be addressed at that time.

Mr. Randall Strickland, 3108 Goodwin Neck Road, represented the applicant. Mr. Strickland gave a brief overview of the history of Seaford Yacht Club since the land was acquired in 1983. He said the membership had fluctuated between 95 and 110 members until five years ago, when dock facilities were expanded to 70 slips, but has since grown to its present 120 members and the club does not have room for nor expect any more growth of total membership. Mr. Strickland said members have become very active in club activities and attendance has increased to 150 persons. The application is to add space to accommodate this increased number of active members.

Mr. Strickland said the Seaford Yacht Club is adjacent to Back Creek Park, which provides the same amenities to the public as the club provides for its members. He said the Club hosts two activities per week. Automobile traffic to the Club should not generate traffic through any neighborhoods, he added. Mr. Strickland said the buildings and grounds of the Yacht Club are complementary to its surroundings and are an asset to the Back Creek area of Seaford.

No one else came forward to speak, and the Chair closed the public hearing.

Mr. Hendricks noted a recent letter to the Daily Press expressing concern about increased traffic on Goodwin Neck Road if the application is granted. Mr. Shepperd was satisfied with the staff research on traffic issues and felt that any additional development, whether business or residential, would add some traffic. Mr. Heavner did not believe that ten additional members over a ten-year period would have any noticeable effect on traffic on Goodwin Neck Road, and would support

approval of the expansion. Mr. Simasek supported the application and the applicant's offer to add curbing and increase green space and other amenities, but he hoped the County would not add an economic burden by forcing standards where not necessary, and permit the gravel parking surface that the applicant requested.

Mr. Shepperd moved the adoption of Resolution PC00-29 to recommend approval. It was adopted 7:0.

PC00-29

On motion of Mr. Shepperd, which carried 7:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO A
CONFORMING SPECIAL USE TO AUTHORIZE THE EXPANSION OF THE
SEAFORD YACHT CLUB**

WHEREAS, Seaford Yacht Club has submitted Application No. UP 563-00, which requests an amendment to a conforming special use pursuant to Section 24.1-115(d) of the York County Zoning Ordinance to authorize the expansion of Seaford Yacht Club located at 3108-A Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 25-(32)-B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 8th day of November, 2000, that Application No. UP-563-00 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the expansion of Seaford Yacht Club located at 3108-A Goodwin Neck Road (Route 173) subject to the following conditions:

1. This use permit shall authorize the expansion of the Seaford Yacht Club located at 3108-A Goodwin Neck Road (Route 173) and further identified as Assessor's Parcel No. 25-(32)-B.
2. A site plan shall be prepared in accordance with Article V of the York County Zoning Ordinance. Said site plan shall be in substantial conformance with the conceptual plan received by the Planning Division entitled "Seaford Yacht Club Expansion" and dated September 8, 2000 and included in the file as part of this application.
3. The expansion of the parking lot shall be consistent with the requirements set forth in Section 24.1-609(b)(1) of the York County Zoning Ordinance.

4. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court

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